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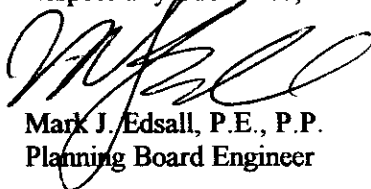
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** YONKERS CONTRACTING CO. LOT LINE CHANGE  
**PROJECT LOCATION:** RUSCITTI ROAD  
SECTION 9 - BLOCK 1 - LOT 49.2 & 48  
**PROJECT NUMBER:** 02-11  
**DATE:** 8 MAY 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN TWO DEVELOPED LOTS ON RUSCITTI ROAD. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI zoning district of the Town. I have the following comments regarding the bulk table on the plan:
  - The applicant should verify the use group class on the bulk table. I believe use proposed is use A-13.
  - The table is incomplete, since frontage & height values are not provided.
  - Development coverage should be indicated in the table. There is no such item as "site coverage ratio".
  - The table requires some corrections. The total side yard values do not reflect the sum of the two side setback values.
2. The application requires a referral to the Zoning Board of Appeals for a use variance on lot #1. This lot currently has an accessory vehicle maintenance operation, which is accessory to the construction use (bulk table use A-13). Once the lot line change is in effect, the current accessory use is proposed as a primary use on its own lot. Vehicle repair facilities are not permitted in the PI zone. As such, a use variance would appear necessary.
3. There may be additional site plan related issues once the applicant returns to the Planning Board. One of concern to me, based on my cursory review, is access drives and access points to the Town road.

I will perform additional reviews once the applicant returns from the ZBA.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer